WHAT IS CLAIMED IS:

1. A method to facilitate analysis of a commercial mortgage backed security portfolio associated with a plurality of mortgage loans, comprising:

determining base information associated with the portfolio;

determining information associated with an additional mortgage loan to be added to the portfolio; and

calculating a loan spread for the additional mortgage loan in accordance with a contribution of the additional mortgage loan to the portfolio.

2. The method of claim 1, wherein the portfolio is associated with a plurality of credit rating categories, each credit rating category being associated with a current category size, and wherein said calculating includes:

determining, for the additional mortgage loan, a category size for each credit rating category.

3. The method of claim 2, wherein the determination of category sizes for the additional mortgage loan is based on at least one of: (i) a property type, (ii) a risk value, (iii) debt service coverage ratio information, and (iv) loan to value information.

4. The method of claim 2, further comprising:

adding the category size for the additional mortgage loan to the current category size to determine a combined category size for each credit rating category.

5. The method of claim 4, further comprising:

determining an original profitability of the portfolio;

calculating a combined profitability of the portfolio and the additional mortgage loan based on the combined category sizes; and

subtracting the original profitability from the combined profitability to determine a profitability of the additional mortgage loan.

6. The method of claim 1, wherein the information associated with the additional mortgage loan includes a desired profitability of the additional mortgage loan.

7. The method of claim 6, wherein said calculation of the loan spread is an iterative process.

8. The method of claim 7, wherein the iterative process includes:

determining a trial loan spread for the additional mortgage loan;

computing a resulting profitability based on the trial spread; and

adjusting the trial loan spread, wherein said computing and adjusting are repeated until the resulting profitability is within a predetermined range of the desired profitability.

9. The method of claim 8, wherein said adjusting is based on a duration of the additional mortgage loan.

10. The method of claim 9, wherein said adjusting comprises:

determining an original duration of the portfolio;

calculating a combined duration of the portfolio and the additional mortgage loan; and

subtracting the original duration from the combined duration to determine the duration of the additional mortgage loan.

11. The method of claim 6, wherein the method is performed for a plurality of desired profitability values to determine a plurality of loan spread values.

12. The method of claim 1, wherein said calculating is performed for a plurality of loan term periods.

13. The method of claim 1, wherein the base information includes at least one of: (i) balance information, (ii) loan rate information, (iii) loan term information, (iv) remaining term information, (v) amortization term information, (vi) servicing fee information, (vii) payment basis information, (viii) payment basis servicing fee information, and (ix) calculation of interest reserve information;

14. The method of claim 1, wherein the information associated with the additional mortgage loan includes at least one of: (i) treasury information, (ii) swap information, (iii) credit rating category spread information, (iv) credit rating category size information, (v) price cap information, (vi) coupon information, (vii) yield information, (viii) total flat bond proceed information, (ix) collateral balance information, and (x) deal duration information.

15. The method of claim 1, wherein said calculating is performed via a substantially real-time pricing application.

16. The method of claim 15, wherein said calculating is further performed utilizing a function library adapted to generate loan and/or commercial mortgage backed securities cash flows.

17. The method of claim 1, wherein the contribution of the additional mortgage is calculated via a method of subtraction process.

18. The method of claim 1, wherein the contribution of the additional mortgage loan is calculated via at least one of: (i) a weighted average contributed loan size, (ii) a duration, (iii) a Newton's method process, (iv) a Secant method process, and (v) a root finding method for a non-linear equation.

19. The method of claim 1, further comprising:

generating, based on said calculating, individual loan pricing outputs expressed as spread values in accordance with profitability targets.

20. A computer-implemented method to facilitate analysis of a commercial mortgage backed security portfolio associated with a plurality of mortgage loans and a plurality of credit rating categories, each credit rating category being associated with a current category size, comprising:

determining base information associated with the portfolio;

determining information associated with an additional mortgage loan to be added to the portfolio, including a desired profitability of the additional mortgage loan;

determining, for the additional mortgage loan, a category size for each rating category based on at least one of: (i) a property type, (ii) a risk value, (iii) debt service coverage ratio information, and (iv) loan to value information;

adding the category size for the additional mortgage loan to the current category size to determine a combined category size for each rating category;

determining an original profitability of the portfolio;

calculating a combined profitability of the portfolio and the additional mortgage loan based on the combined category sizes;

subtracting the original profitability from the combined profitability to determine a profitability of the additional mortgage loan; and

calculating a loan spread for the additional mortgage loan in accordance with a contribution of the additional mortgage loan to the portfolio, wherein the calculation of the loan spread is an iterative process, comprising:

determining a trial loan spread for the additional mortgage loan,

computing a resulting profitability based on the trial spread, and

adjusting the trial loan spread based on a duration of the additional mortgage loan, wherein said computing and adjusting are repeated until the resulting profitability is within a predetermined range of the desired profitability.

21. An apparatus, comprising:

a processor; and

a storage device in communication with said processor and storing instructions adapted to be executed by said processor to:

determine base information associated with a commercial mortgage backed security portfolio having a plurality of mortgage loans,

determine information associated with an additional mortgage loan to be added to the portfolio, and

calculate a loan spread for the additional mortgage loan in accordance with a contribution of the additional mortgage loan to the portfolio.

22. The apparatus of claim 21, wherein said storage device further stores at least one of: (i) a portfolio database, (ii) a market information database, and (iii) a contributory bond sizes database.

23. The apparatus of claim 21, further comprising:

a communication device coupled to said processor and adapted to communicate with at least one of: (i) a user terminal, and (ii) a real time pricing server.

24. A medium storing instructions adapted to be executed by a processor to perform a method of facilitating analysis of a commercial mortgage backed security portfolio associated with a plurality of mortgage loans, said method comprising:

determining base information associated with the portfolio;

determining information associated with an additional mortgage loan to be added to the portfolio; and

calculating a loan spread for the additional mortgage loan in accordance with a contribution of the additional mortgage loan to the portfolio.

25. A method to facilitate analysis of a commercial mortgage backed security portfolio associated with a plurality of mortgage loans, comprising:

determining base information associated with the portfolio;

determining information associated with an additional mortgage loan to be added to the portfolio; and

calculating a profitability of the additional mortgage loan in accordance with a contribution of the additional mortgage loan to the portfolio.

26. The method of claim 25, wherein the information associated with the additional mortgage loan includes a desired loan spread.